

GENERAL WARRANTY DEED

Instr: 200005300105710 05/30/2000
Pages: 3 Fee: \$18.00 3:20PM
Richard B. Metcalf T20000070160
Franklin County Recorder PLCITY OF

HOMEWOOD CORPORATION, an Ohio Corporation successor by merger to Equitable Development Corp. recorded in Roll-E-116, Frame 702 of the Secretary of State Office, having its principal place of business in the City of Columbus, County of Franklin and State of Ohio, for valuable consideration paid, grants with general warranty covenants, to The City of Gahanna,

whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230-2996

the following described real property situated in the State Of Ohio, County of Franklin and in the City of Gahanna:

BEING 1.186 ACRES DESCRIBED AS RESERVE A OF HUNTERS RIDGE, SECTION 16, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF OF RECORD IN DEED BOOK 3314, PAGE 559, DEED BOOK 3399, PAGE 813 AND DEED BOOK 3503, PAGE 135 RECORDER'S OFFICE FRANKLIN COUNTY, OHIO.

BEING 1.601 ACRES DESCRIBED AS OPEN SPACE IN HUNTERS RIDGE, SECTION 7, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 3314, PAGE 559, DEED BOOK 3399, PAGE 813 AND DEED BOOK 3503, PAGE 135, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BEING 6.23 ACRES AS DESCRIBED IN ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREBY AND MADE PART HEREOF AS IF FULLY SET FORTH HEREIN.

This conveyance is subject to the lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, easements, conditions and reservations of record.

Execution in accordance with Chapter 5301 of the Ohio Revised Code.

Prior Instrument Reference:

In WITNESS WHEREOF, HOMEWOOD CORPORATION, an Ohio Corporation, has caused its corporate name to be subscribed by its duly authorized officer this 21 day of May, 1998.

Signed and acknowledged in the presence of:

HOMEWOOD CORPORATION an Ohio Corporation

Elizabeth S. Schilling Elizabeth S. Schilling

By John H. Bain, President

Theresa L. Rice Theresa Rice

STATE OF OHIO : : SS COUNTY OF FRANKLIN :

TRANSFERRED MAY 30 2000 JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO

Before me, a Notary Public in and for said County and State personally appeared the above named John H. Bain, President, of Homewood Corporation, an Ohio Corporation, who acknowledged the signing of the foregoing instrument on behalf of said Corporation by authority of its Board of Directors to be his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at Columbus, Ohio this 21 day of May, 1998.

905164 CONVEYANCE TAX EXEMPT A- JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

Please return to: PEG CUNNINGHAM, CMC City of Gahanna 200 South Hamilton Road Gahanna, OH 43230-2996

This Instrument prepared by the Grantor.

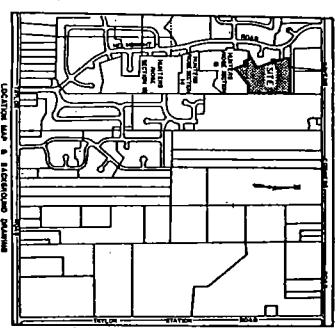
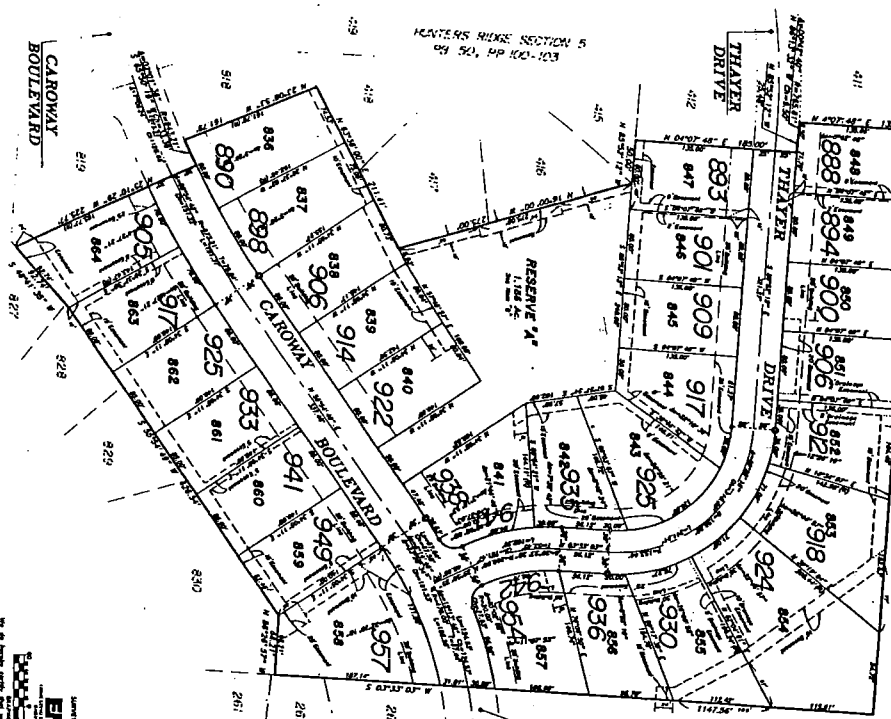


Theresa L. Rice Notary Public THERESA L. RICE NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES 3/16/2003

# HUNTERS RIDGE SECTION 16

## HOUSE NUMBER MAP

13 JUN 94



**EMT**  
 ENGINEERING & MAPPING TECHNOLOGIES  
 100 N. HUNTERS RIDGE, SUITE 100  
 HUNTERS RIDGE, OHIO 43084  
 PHONE: (614) 233-1100  
 FAX: (614) 233-1101  
 WWW: WWW.EMT-INC.COM

**NOTICE OF PUBLIC HEARING:** The applicant is hereby notified that the proposed plat for the subdivision of the land shown on the attached plat is subject to public hearing and approval by the Board of Zoning Appeals, City of Columbus, Ohio. The hearing will be held on the 13th day of June, 1994, at 7:00 p.m. in the Board Room, 150 West Lane Drive, Columbus, Ohio 43214.

**STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS:** I, the undersigned, being a duly qualified and acting Surveyor in and for the County of Franklin, Ohio, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office, and that the same conforms to the provisions of the laws of the State of Ohio relating to the recording of plats.

**WITNESSED** my hand and the seal of my office this 13th day of June, 1994.

**JOHN W. HARRIS**  
 Surveyor

**APPROVED AND ACCEPTED:** The undersigned, being a duly qualified and acting Surveyor in and for the County of Franklin, Ohio, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office, and that the same conforms to the provisions of the laws of the State of Ohio relating to the recording of plats.

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**JOHN W. HARRIS**  
 Surveyor

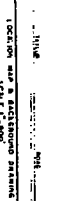
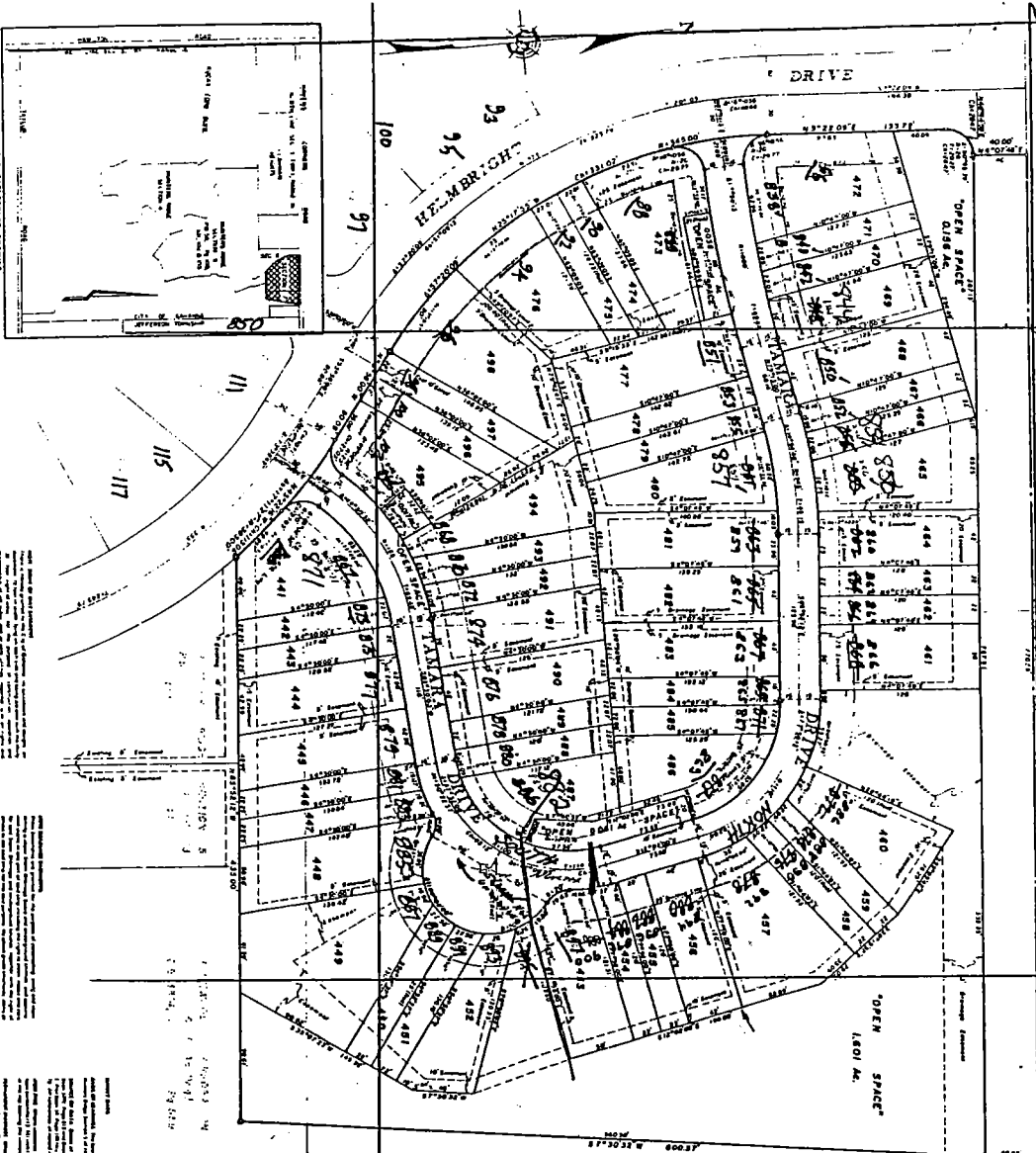
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**WITNESSED** my hand and the seal of my office this 13th day of June, 1994.

**JOHN W. HARRIS**  
 Surveyor

# HUNTERS RIDGE SECTION 7

HAYENS CORNERS ROAD



**NOTICE TO THE PUBLIC**  
 The undersigned, under authority of the plat for the construction, operation and maintenance of a public utility, do hereby certify that the plat for the construction, operation and maintenance of a public utility, is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio.

**NOTICE TO THE PUBLIC**  
 The undersigned, under authority of the plat for the construction, operation and maintenance of a public utility, do hereby certify that the plat for the construction, operation and maintenance of a public utility, is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Franklin, Ohio.

Approved and adopted by the Board of Directors of the County of Franklin, Ohio, on this 14th day of August, 1911.  
 By *[Signature]*  
 County Clerk

Approved and adopted by the Board of Directors of the County of Franklin, Ohio, on this 14th day of August, 1911.  
 By *[Signature]*  
 County Clerk

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 By *[Signature]*  
 County Clerk

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 County Clerk

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 By *[Signature]*  
 County Clerk

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 By *[Signature]*  
 County Clerk

**EVANS, SHEARMAN, HAMILTON & TILDEN, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 100 N. BROAD ST., CINCINNATI, OHIO  
 FEBRUARY 17, 1911

HUNTERS RIDGE, SECT. 7, 70-111

EXHIBIT A

6.263 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 3, Township 1, Range 16, United States Military District, being part of that original 50.31 acre tract, part of that 5.429 acre tract, and all of that 5.367 acre tract of land described in the deeds to Equitable Development Corp., recorded in Deed Book 3314, Page 559, Deed Book 3399, Page 813 and Deed Book 3453, Page 364, respectfully, said Equitable Development Corp. now known as Homewood Corporation, by merger recorded in Roll E-116, Frame 702 of the Secretary of State Office (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a 5/8" solid pin found in the centerline of Havens Corners Road, at the northeasterly corner of said 5.367 acre tract, being the northwesterly corner of "Farm Creek Section 2," recorded in Plat Book 79, Pages 47 & 48;

thence southerly along the easterly line of said 5.367 acre tract, part of the easterly line of said 50.31 acre tract, being the westerly line Lot 65 of said "Farm Creek Section 2," and the westerly line of Lots 373 and 372 of "Rathburn Woods Section 8," recorded in Plat Book 83, Page 36, South 3°31'18" West, (passing a 3/4" iron pipe found in the southerly right-of-way line of said Havens Corners Road at 50 feet) a distance of 598.95 feet to the northeasterly corner of Lot 854 of "Hunters Ridge Section 16," recorded in Plat Book 81, Page 48;

thence westerly along the northerly line of Lots 854, 853, 852, 851 and part of 850, of said "Hunters Ridge Section 16," North 85°54'41" West, (passing 3/4" iron pipes at 0.41 feet, 94.92 feet, 251.53 feet & 432.16 feet) a distance of 476.36 feet to a 3/4" iron pipe set at the southeasterly corner of "Hunters Ridge Section 7," recorded in Plat Book 58, Page 65;

thence northerly along the easterly line of said "Hunters Ridge Section 7," North 7°31'20" East, (passing a 3/4" iron pipe set at 550.22 feet) a distance of 600.31 feet to a P.K. nail set in the centerline of said Havens Corners Road at the northeasterly corner of said "Hunters Ridge Section 7;"

thence easterly along said centerline of Havens Corners Road, South 85°52'12" East, 434.48 feet to the 'Point of Beginning,' containing 6.263 acres of land, more or less (of which 0.300 acre lies within the current right-of-way of said Road), as described in March of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. S-6702.

Subject, however, to all legal rights-of-way, if any, of previous record.

The bearing for the centerline of Havens Corners Road (I.e. South 85°52'12" East), as shown on the plat of "Hunters Ridge Section 7" (P.B. 58, P. 65) is the reference meridian for the foregoing description. Iron pipes called for as set, are 3/4" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702."

By: Carl E. Turner, Jr.  
 Carl E. Turner, Jr., Professional Surveyor No. 6702  
 Description Verified  
 John Circle, P.E., P.S.  
 Franklin County  
 Engineer  
 Date: 30 Mar 98

STATE OF OHIO  
 CARL E. TURNER, JR.  
 8702  
 REGISTERED PROFESSIONAL SURVEYOR  
 Date: 6 March 1998

\* End of Description \*

0-39-A  
All of  
(025)  
974  
d  
433

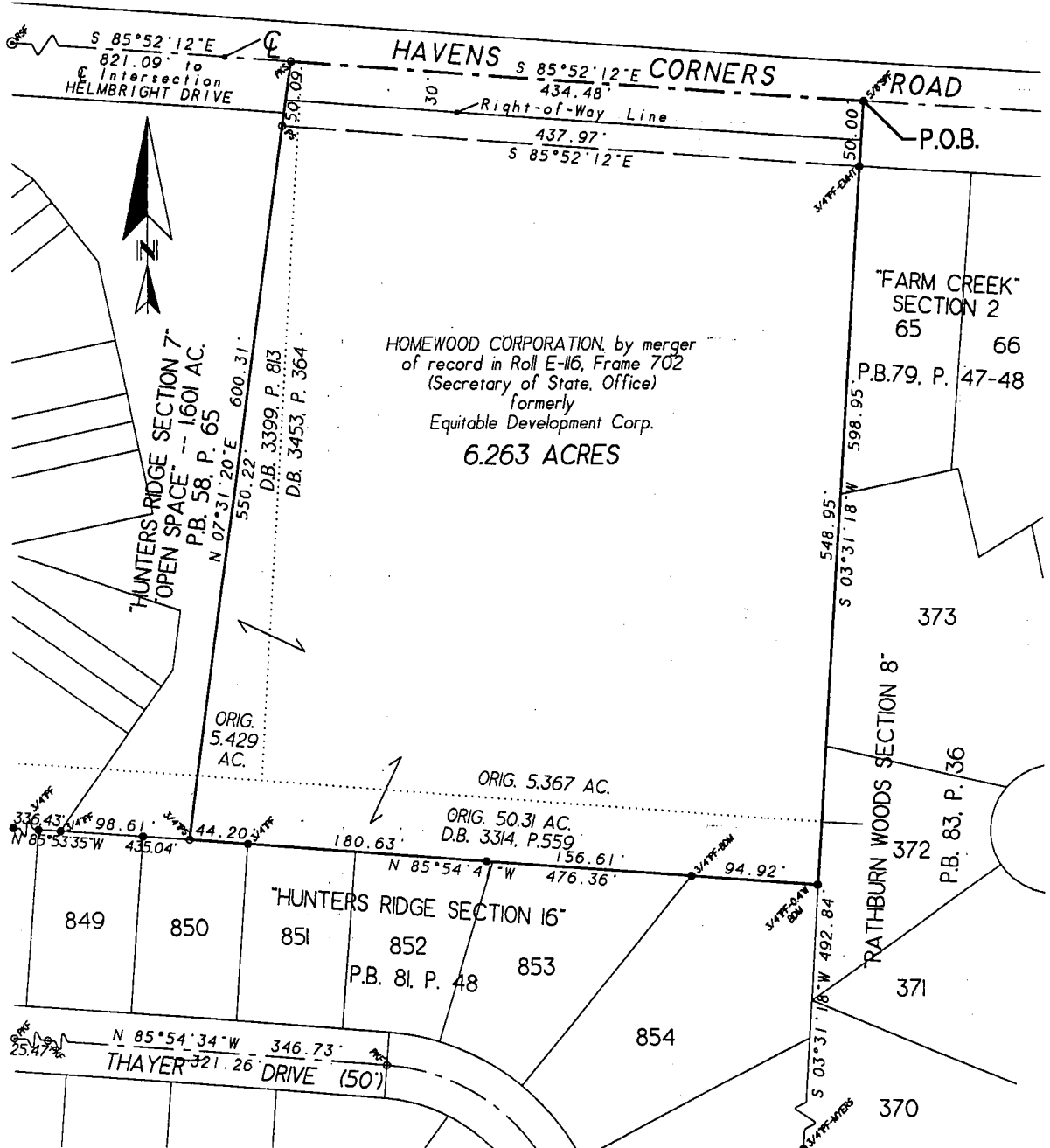
TITLE:

**SURVEY OF 6.263 ACRES**  
 LOCATED IN PART OF LOT 1 OF DAVID TAYLORS SUBDIVISION OF  
 QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
GAHANNA CITY ENGINEER'S OFFICE

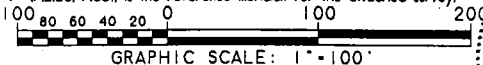
6 MARCH 1998

PLAT BOOK	1	PAGE	10
DEED BOOK	3314	PAGE	559
DEED BOOK	3399	PAGE	813
DEED BOOK	3453	PAGE	364



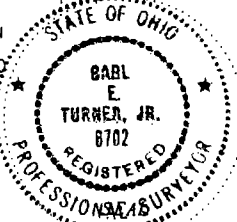
We Hereby Declare that the foregoing plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention or which we had special knowledge of, shall be shown hereon. Any zoning, set back, or sideyard data, underground public or quasi public utilities or substructures that may be shown hereon are informational only.

BASIS OF BEARINGS: The bearing for the centerline of Havens Corners Road (S 85°52'12"E), as shown on the plat of "HUNTERS RIDGE SECTION 7" (P.B.58, P.65), is the reference meridian for the attached survey.



SURVEY MONUMENTS: Found (●-F), Set (○-S), IP-Iron Pipe (I), Pin (P), RB-Rebar, RS-Railroad Spike, PS-Pony Spike & PK-PK Nail, 1PS-3/4" ID steel pipe, 30' in length, set flush with the ground & capped with yellow plastic plug inscribed "C.TURNER/P.S.6702".

© 1998 TERRA SURVEYING SERVICES CO.



By: *Carl E. Turner, Jr.*  
 CARL E. TURNER, JR.  
 REGISTERED PROFESSIONAL SURVEYOR No. S-6702

NOT AN AUTHORIZED DOCUMENT - UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.

FIELD SURVEY BY:	DRAWN BY:	TERRA FILE NO.:
CT/JS	CT	104-25/10-GAH-98